

## MINUTES

### STATE BUILDING COMMISSION MEETING

MAY 13, 2004

The State Building Commission met this day at 1:30 p.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

1:36 p.m.	Department of Mental Health & Developmental Disabilities	Director Mark Rhea
1:38 p.m.	Department of Transportation	Commissioner Gerald Nicely
1:40 p.m.	Military Department	General David Greer
1:43 p.m.	Department of Environment and Conservation	Deputy Commissioner Karen Stachowski
1:50 p.m.	Department of Education	Assistant Commissioner Ralph Barnett
1:52 p.m.	Department of Correction	Commissioner Quenton White
1:55 p.m.	Tennessee Board of Regents	Chancellor Charles Manning
2:02 p.m.	Department of Finance and Administration	
2:09 p.m.	State Building Commission	

#### STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate  
Jimmy Naifeh, Speaker of the House of Representatives  
John G. Morgan, Comptroller of the Treasury  
Dave Goetz, Commissioner, Department of Finance and Administration  
Dale Sims, State Treasurer  
Riley Darnell, Secretary of State

#### STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen

#### OTHERS PRESENT

Mike Fitts, State Architect	Shirley Raines, University of Memphis
Georgia Martin, Dept of Finance and Administration	R. C. Johnson, University of Memphis
Larry Kirk, Department of Finance and Administration	Charles Lee, University of Memphis
Charles Harrison, Comptroller's Office	Alan Durham, Department of Transportation
Genie Whitesell, Attorney General's Office	Chris Christianson, Department of Transportation
Nancy Blevins, Dept of Finance and Administration	Connie Wallace, AIA/TN
Carl Cobble, Department of Transportation	Tom Giese, Department of Correction
George Brummett, Dept of Finance & Administration	Steve Campbell, Barge Waggoner Sumner Cannon
Cliff Steger, Dept of Finance and Administration	Don Collins, Barge Waggoner Sumner Cannon
Keith Robinson, Tennessee Board of Regents	Jim Gordon, Department of Education
Jerry Preston, Tennessee Board of Regents	Gisela Patteson, Dept of Finance and Administration
David Gregory, Tennessee Board of Regents	Fred Hix, Department of Mental Retardation
Pat Haas, Bond Finance	David Salyers, West TN River Basin Authority
Dennis Raffield, THEC	Col. Greg Phelps, Military Department
Ken Scalf, Department of Finance and Administration	Tom Fusco, Department of Education
Doug Roberts, Dept of Finance and Administration	Alan Mealka, Department of Education
Herbert Harper, Tennessee Historical Commission	John Sharp, Department of Education
Jason Spain, Department of Transportation	Kevin Roper, University of Memphis
Sheri Lipman, University of Memphis	April Orange, Governor's Office

Lieutenant Governor Wilder called the meeting to order at 1:36 p.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF MENTAL HEALTH & DEVELOPMENTAL DISABILITIES

1:36 p.m.

Director Mark Rhea requested action on the following matter.

**WESTERN MENTAL HEALTH INSTITUTE, BOLIVAR, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Primary Feeder Replacement** at Western Mental Health Institute, Bolivar, with design and supervision to be accomplished by Department's floor consultant.

**Estimated Project Cost:     \$117,792.00**  
*SBC Project No:            344/015-01-04*

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DEPARTMENT OF TRANSPORTATION

1:38 p.m.

Commissioner Gerald Nicely requested action on the following matters.

**STATEWIDE**

- 1) The Commission acknowledged receipt of the Quarterly Status Report for Transportation Improvements Programs.

**REGION 3 – WILLIAMSON COUNTY**

- 1) Approved a project and acknowledgment of the source of funding to **Replace Maintenance Shop** located in Region 3, Williamson County, and the selection Karkau & Associates to design and supervise the project.

**Estimated Project Cost: \$400,000.00**  
*SBC Project No. 245/098-01-04*

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MILITARY DEPARTMENT

1:40 p.m.

General David Greer requested action on the following matters.

LAVINIA TRAINING SITE, MILAN, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Troop Medical Clinic** at Volunteer Training Site in Milan, with design services to be accomplished by in-house design personnel with departmental consultants.

**Estimated Project Cost: \$700,000.00**  
*SBC Project No. 368/031-02-04*

VOLUNTEER TRAINING SITE, SMYRNA, TENNESSEE

- 1) Approved a request to substitute the electrical subcontractor on a project for **Guardhouse/Security** at the Volunteer Training Site, Smyrna, from KEMCO Electric to Bratten Electric.

**Estimated Project Cost: \$600,000.00**  
*SBC Project No. 361/079-02-02*

- 2) General Greer began a discussion of the performance of Annie Mechanical on a project for **76 Bed Barracks, Phase 2**, at the Volunteer Training Site, Smyrna, Tennessee. He stated that the contractor had been given a 7-day Notice of Termination letter due to lack of performance on the contract. He stated that the contractor has increased his performance and that the Department will rescind the letter. General Greer stated that they will continue to monitor the project. No action was required.

*SBC Project No. 361/079-01-01*

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

1:43 p.m.

Deputy Commissioner Karen Stachowski requested action on the following matters.

**BIG RIDGE STATE PARK, MAYNARDVILLE, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Visitors Center ADA Upgrade** at Big Ridge State Park in Maynardville, and the selection of Vaughn & Melton to design and supervise the project.

**Estimated Project Cost: \$135,000.00**  
*SBC Project No. 126/009-01-04*

**WEST TENNESSEE RIVER BASIN AUTHORITY**

- 1) Deputy Commissioner Stachowski presented a request for approval of a revision in funding from \$957,133.25 to \$767,133.25 (\$190,000.00 decrease) and approved an increase to Continental Engineering's contract from \$575,000.00 to \$615,000.00 (\$40,000.00 increase) on a project for **Continued Maintenance** for the West Tennessee River Basin Authority.

Speaker Naifeh questioned what they were doing. Larry Kirk responded that the overall project was being decreased but they were increasing Continental's contract. Speaker Naifeh asked why it was necessary to increase their contract. David Salyers said it was an administrative matter of moving monies from one account to another account. Lieutenant Governor Wilder asked why does the SBC have to approve the shuffling of money, and Mr. Fitts responded that the SBC has the authority to shuffle money. Lieutenant Governor Wilder questioned why this item required SBC approval. Mr. Fitts responded that the work involved engineering as well as such construction projects as constructing dams. After general discussion, the request was approved as presented.

**Revised Estimated Project Cost: \$767,133.25**  
*SBC Project No. 128/020-01-99*

- 2) Approved a request to issue an RFP for Engineering Services for a total of one year with four annual renewable options for **Continued Maintenance** for the West Tennessee River Basin Authority.

*SBC Project No. 128/020-01-04*

**TENNESSEE HISTORICAL COMMISSION - STATEWIDE**

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$15,000.00 to \$25,000.00 (\$10,000.00 increase) of a project for **Architectural Consultant** to assist the Tennessee Historical Commission with design services through September 30, 2004.

**Revised Estimated Project Cost: \$25,000.00**

*SBC Project No. 160/000-01-03*

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DEPARTMENT OF EDUCATION

1:50 p.m.

Assistant Commissioner Ralph Barnett requested action on the following matters.

**TENNESSEE SCHOOL FOR THE DEAF, KNOXVILLE, TENNESSEE**

- 1) Approved a request for a revision in funding from \$4,812,104.80 to \$3,287,104.80 (\$1,525,000.00 decrease) and acknowledgement of the unfunded portion of a project for **Old Gym Update** at Tennessee School for the Deaf, Knoxville, and authorization to proceed with Phase 1 construction to the extent of funds available.

**Estimated Project Cost: \$4,812,104.80**  
*SBC Project No. 168/007-01-03*

- 2) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$450,000.00 to \$1,850,000.00 (\$1,400,000.00 increase) of a project for **Renovation to Middle School** at Tennessee School for the Deaf, Knoxville, and authorization to proceed to the extent of funds available.

**Revised Estimated Project Cost: \$1,850,000.00**  
*SBC Project No. 168/007-02-03*

- 3) Approved a request for a project to develop a **Master Plan** at the Tennessee School for the Deaf, Knoxville, and the selection of Bullock Smith & Partners to do the plan.

**Estimated Project Cost: \$125,000.00**  
*SBC Project No. 168/007-01-04*

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DEPARTMENT OF CORRECTION

1:52 p.m.

Commissioner Quenton White requested action on the following matters.

**STATEWIDE**

- 1) Approved a request to cancel a project for **Underground HVAC Loop Study** at facilities, statewide.

**Estimated Project Cost: \$160,000.00**  
*SBC Project No. 140/001-02-02*

**TURNEY CENTER INDUSTRIAL PRISON, ONLY, TENNESSEE**

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,355,000.00 to \$2,485,000.00 (\$1,130,000.00 increase) of a project for **Upgrade Sewage Treatment Plant** at Turney Center Industrial Prison, Only, Tennessee.

**Revised Estimated Project Cost: \$**  
*SBC Project No. 142/005-02-02*

**TENNESSEE CORRECTION ACADEMY, TULLAHOMA, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Roof Repair** at Tennessee Correction Academy, Tullahoma, and the selection of Cassetty Architecture to design and supervise the project.

**Estimated Project Cost: \$150,000.00**  
*SBC Project No. 142/009-01-04*

**SOUTHEAST TENNESSEE REGIONAL CORRECTIONAL FACILITY, BLEDSOE COUNTY, TN**

- 1) Commissioner White presented a request for approval of a project and acknowledgment of the source of funding for **Utility Development** at Southeast Tennessee Regional Correctional Facility in Bledsoe County, and the selection of a designer to design and supervise the project. He said this project would provide utilities to the site and would involve working with the local utilities and could involve grants to those utilities. After discussion, the project was approved as well as the selection of GRW, Inc. to design and supervise the project.

**Estimated Project Cost: \$10,000,000.00**  
*SBC Project No. 142/013-02-04*

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TENNESSEE BOARD OF REGENTS

1:55 p.m.

Chancellor Charles Manning requested action on the following matters.

MIDDLE TENNESSEE STATE UNIVERSITY, MURFREESBORO, TENNESSEE

- 1) Approved a request for a revision in funding from \$820,000.00 to \$1,095,000.00 (\$275,000.00 increase) and acknowledgment of the source of funding of the project for **Several Buildings System Replacements** at Middle Tennessee State University in Murfreesboro, Tennessee.

**Estimated Project Cost:** **\$ 13,420,000.00**  
SBC Project No. 166/009-05-02

- 2) Approved a request to change the electrical subcontractor, KEMCO Electric, on a project for **Several Buildings Life Safety Renovations** at Middle Tennessee State University in Murfreesboro, Tennessee.

**Estimated Project Cost:** **\$ 4,030,000.00**  
SBC Project No. 166/009-02-01

- 3) Approved a request to fully plan a project and acknowledgment of the source of funding for **Nursing Building Addition** at Middle Tennessee State University in Murfreesboro, and the selection of Thomas-Miller & Partners to plan the project.

**Estimated Project Cost:** **\$ 4,800,000.00**  
**Estimated Planning Cost:** **350,000.00**  
SBC Project No. 166/009-02-04

- 4) Approved a project and acknowledgment of the source of funding for **Softball Complex Improvements** at Middle Tennessee State University in Murfreesboro, and the selection of Lose & Associates to design and supervise the project.

**Estimated Project Cost:** **\$ 530,000.00**  
SBC Project No. 166/009-03-04

UNIVERSITY OF MEMPHIS, MEMPHIS, TENNESSEE

- 1) Approved a request to allocate funding and acknowledgment of the source of funding and authorization to proceed with the project for **North Central Parking Lot Expansion** for the University of Memphis in Memphis, Tennessee.

**Estimated Project Cost:** **1,425,000.00**  
SBC Project No. 166/007-03-03

- 2) Approved a request for a revision in funding from \$ 12,624,872.67 to \$ 12,645,056.03 (\$ 20,183.36 increase) and acknowledgment of the source of funding for **John S. Wilder Tower and Brister Facility Renovations** at the University of Memphis in Memphis, Tennessee.

**Revised Estimated Project Cost:**  
SBC Project No. 166/007-03-96

**\$ 12,645,056.03**

- 3) Approved a request to terminate an existing Use Agreement with the Memphis Pyramid, and approved a Use Agreement with the FedExForum for the men's basketball program of the **University of Memphis** in Memphis, Tennessee.

SBC Project No. 166/007-02-04  
F&A Transaction No. 04-02-016

**NASHVILLE STATE TECHNICAL COMMUNITY COLLEGE, NASHVILLE, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Fire Alarm & Security Systems Upgrade** for Nashville State Technical Community College in Nashville, and the selection of Wright Associates Technical Services to design and supervise the project.

**Estimated Project Cost:**  
SBC Project No. 166/034-01-04

**450,000.00**

**PELLISSIPPI STATE TECHNICAL COMMUNITY COLLEGE, KNOXVILLE, TENNESSEE**

- 1) Approved a request for a reallocation of funding for **Student Recreation Center Expansion** for Pellissippi State Technical Community College in Knoxville, and approval to award a construction contract to Wood Brothers Construction of Knoxville in the amount of \$344,001 based upon the low Base Bid received April 28<sup>th</sup>, 2004.

**Estimated Project Cost:**  
SBC Project No. 166/032-01-03

**\$ 400,000.00**

**ROANE STATE COMMUNITY COLLEGE, HARRIMAN, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Oak Ridge Branch Campus Parking Expansion** for Roane State Community College in Harriman, and the selection of Lockwood-Greene to design and supervise the project.

**Estimated Project Cost:**  
SBC Project No. 166/027-02-04

**\$ 110,000.00**

**TENNESSEE TECHNOLOGY CENTERS, JACKSON, MCKENZIE, AND WHITEVILLE, TENNESSEE**

- 1) Approved a request for a revision in funding from \$480,000.00 to \$530,000.00 (\$ 50,000.00 increase) and acknowledgment of the source of funding for **Roof and Façade Replacements** for the Tennessee Technology Centers in Jackson, McKenzie, and Whiteville, and approval to adjust the base value of the construction contract for the purpose of reporting change orders.

**Revised Estimated Project Cost:** **\$ 530,000.00**  
SBC Project No. 166/000-03-03

**DISCUSSION OF BIDS**

- 1) **Volunteer State Community College, Gallatin**  
(Parking Improvements)  
SBC Project No. 166/025-01-04  
Bid date: 05/05/04  
SBC Action: Referred to Subcommittee, with authority to act
- 2) **Southwest Tennessee Community College, Memphis**  
(Several Buildings Roof Replacements)  
SBC Project No. 166/033-01-02  
Bid date: 05/12/04  
SBC Action: Bid date changed; no action required

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DEPARTMENT OF FINANCE AND ADMINISTRATION

JOINT INSTITUTE FOR BIOLOGICAL RESEARCH, OAK RIDGE, TENNESSEE

- 1) Approved a request to preplan a project for the **Joint Institute for Biological Research** at the Oak Ridge National Laboratory Campus at Oak Ridge, with the selection of Pro2Serve to plan the project, and approved the use of commissioning/LEEDS consultants for the project.

**Estimated Project Cost: \$8,000,000.00**  
**Estimated Planning Cost: 400,000.00**  
*SBC Project No. 529/094-01-04*

JAMES K. POLK COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$340,000.00 to \$860,000.00 (\$520,000.00 increase) of a project for **Emergency Fire Pump Repairs** at James K. Polk Complex, Nashville, and approval to fully plan the new scope of work within existing funds.

**Revised Estimated Project Cost: \$860,000.00**  
*SBC Project No. 529/075-01-03*

- 2) Approved a request for a revision in scope and funding and acknowledgment of the source of funding from \$2,073,000.00 to \$2,243,000.00 (\$170,000.00 increase) of a project for **Interior Modifications** at the James K. Polk Building, Nashville, Tennessee.

**Revised Estimated Project Cost: \$2,243,000.00**  
*SBC Project No. 529/075-02-02*

STATEWIDE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$2,400,000.00 to \$3,210,000.00 (\$810,000.00 increase) of a project for **Environmental Consultants** at facilities, statewide

**Revised Estimated Project Cost: \$3,210,000.00**  
*SBC Project No. 529/000-03-02*

- 2) Approved the selection of Parsons Brinckerhoff Consulting Services, Inc. as a result of an RFP and authorization to negotiate an acceptable contract and proceed with a project for **Management Assistance** for Capital Projects Management, Tennessee Board of Regents and University of Tennessee projects, statewide, contingent upon the availability of funding.

**SBC Project No. 529/000-09-03**  
**SBC Project No. 166/000-05-03**

STATE BUILDING COMMISSION

**MINUTES OF MEETING OF STATE BUILDING COMMISSION**

- 1) Approved the Minutes of the State Building Commission meeting held on April 8, 2004.

**REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT**

1. **Western Mental Health Institute**  
(Luton Hall Elevator Renovation)  
Change Order No. 2  
Change Order Amount: \$28,630.25  
Change Order Percent: 14.36  
Cumulative Percent 21.72  
SBC Project No. 344/015-01-02
2. **Cove Lake State Park**  
(Pool Upgrades)  
Change Order No. 16  
Change Order Amount: \$27,176.03  
Change Order Percent: 3.49  
Cumulative Percent 11.87  
SBC Project No. 126/027-02-01
3. **Cove Lake State Park**  
(Pool Upgrades)  
Change Order No. 17  
Change Order Amount: \$10,033.08  
Change Order Percent: 1.29  
Cumulative Percent 13.16  
SBC Project No. 126/027-02-01
4. **TN Rehabilitation Center**  
("N" Building Roof Repair)  
Change Order No. 6  
Change Order Amount: \$7,941.00  
Change Order Percent: 2.80  
Cumulative Percent 10.27  
SBC Project No. 442/006-02-02
5. **Volunteer State Community College**  
(Health South Site Improvements)  
Change Order No. 4  
Change Order Amount: \$26,031.60  
Change Order Percent: 4.46  
Cumulative Percent 11.83  
SBC Project No. 166/025-02-96

6. **Middle Tennessee State University**  
(Beasley/Sims Renovations)  
Change Order No. 12  
Change Order Amount: \$5,921.98  
Change Order Percent: 0.21  
Cumulative Percent 15.20  
SBC Project No. 166/009-03-01
7. **Volunteer State Community College**  
(Health South Site Improvements)  
Change Order No. 5  
Change Order Amount: \$3,631.35  
Change Order Percent: .62  
Cumulative Percent 12.45  
SBC Project No. 166/025-02-96
8. **Mountain View Youth Development Center**  
(Roof Replacement – 6 Bldgs)  
Change Order No. 7  
Change Order Amount: \$21,558.00  
Change Order Percent: 4.2  
Cumulative Percent 15.1  
SBC Project No. 144/013-01-02
9. **Volunteer Training Site – Smyrna**  
(Bldg 681/682 Renovations)  
Change Order No. 2  
Change Order Amount: \$23,672.94  
Change Order Percent: 7.8  
Cumulative Percent 17.8  
SBC Project No. 361/079-01-02

#### **SUB-COMMITTEE REPORT**

- 1) Report received of action taken at the State Building Commission Executive Subcommittee meeting held on April 19, 2004.

#### **DESIGNER SELECTION LIST**

- 1) Approved the following designer selections as recommended.
  - 1) **Department of Transportation – Region 3**  
(Replace Maintenance Shop)  
Estimated Project Cost: \$400,000.00  
SBC Project No. 245/098-01-04  
Designer: **KARKAU & ASSOCIATES**
  - 2) **Big Ridge State Park**  
(Visitors Center ADA Upgrade)  
Estimated Project Cost: \$135,000.00  
SBC Project No. 126/009-01-04  
Designer: **VAUGHN & MELTON**

- 3) **Tennessee School for the Deaf**  
(Master Plan)  
Estimated Project Cost: \$125,000.00  
SBC Project No. 168/007-01-04  
Designer: **BULLOCK SMITH & PARTNERS**
- 4) **Tennessee Correction Academy**  
(Roof Repair)  
Estimated Project Cost: \$150,000.00  
SBC Project No. 142/009-01-04  
Designer: **CASSETTY ARCHITECTURE**
- 5) **Southeast TN Regional Correctional Facility**  
(Utility Development)  
Estimated Project Cost: \$10,000,000.00  
SBC Project No. 142/013-02-04  
Designer: **GRW, INC.**
- 6) **Middle Tennessee State University**  
(Nursing Building Addition – Full Planning)  
Estimated Project Cost: \$4,800,000.00  
Estimated Planning Cost: 350,000.00  
SBC Project No. 166/009-02-04  
Designer: **THOMAS-MILLER & PARTNERS**
- 7) **Middle Tennessee State University**  
(Softball Complex Improvements)  
Estimated Project Cost: \$530,000.00  
SBC Project No. 166/009-03-04  
Designer: **LOSE & ASSOCIATES**
- 8) **Nashville State Technical Community College**  
(Fire Alarm & Security Systems Upgrade)  
Estimated Project Cost: \$450,000.00  
SBC Project No. 166/034-01-04  
Designer: **WRIGHT ASSOCIATES TECHNICAL SERVICES, LLC**
- 9) **Roane State Community College**  
(Oak Ridge Branch Campus Parking Expansion)  
Estimated Project Cost: \$110,000.00  
SBC Project No. 166/027-02-04  
Designer: **LOCKWOOD GREENE**
- 10) **Joint Institute for Biological Research**  
(Preplan)  
Estimated Project Cost: \$8,000,000.00  
Estimated Planning Cost: \$ 400,000.00  
SBC Project No. 529/094-01-04  
Designer: **PRO2SERVE**

11) **Statewide**

(Management Assistance)

SBC Project No. 529/000-09-03

166/000-05-03

Designer: **PARSONS BRINCKERHOFF CONSULTING SERVICES, INC.**

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There being no further business, the meeting adjourned at 2:10 p.m.



Approved by: \_\_\_\_\_

M. D. Goetz, Jr., Commissioner  
Department of Finance and Administration